

|                                     |                              |
|-------------------------------------|------------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * BEFORE THE                 |
| S/S Riverview Road, 45' E of        |                              |
| the c/l of Back River Neck Road     | * DEPUTY ZONING COMMISSIONER |
| (2302 Riverview Road)               |                              |
| 15th Election District              | * OF BALTIMORE COUNTY        |
| 5th Councilmanic District           |                              |
|                                     | * Case No. 95-367-A          |
| Salvatore Maranto, et ux            |                              |
| Petitioners                         | *                            |

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property, known as 2302 Riverview Road, located in the vicinity of Wildwood Beach in Essex. The Petition was filed by the owners of the property, Salvatore and Charlotte Maranto, through the Administrative Variance process. However, upon initial review of the request by this Office, the Zoning Commissioner deemed it necessary to hold a public hearing to determine the appropriateness of the relief sought. The Petitioners seek relief from Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 14.5 feet in lieu of the minimum required 50 feet for a proposed addition to the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite hearing in support of the Petition was Charlotte Maranto, property owner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .33 acres, more or less, zoned R.C. 5 and is improved with a one-story brick rancher and a detached garage with an attached carport and brick-paved driveway. The Petitioners propose to construct a one-story addition onto the existing dwelling to provide more living space for their

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 Date 6/23/95  
 By [Signature]

MICROFILMED

family. Due to the size of the lot and the location of existing improvements thereon, the relief requested is necessary in order to proceed. Mrs. Maranto testified that they have spoken with their neighbors about the proposed improvements and that no one has any objections. It was also noted that this property is a waterfront lot located on Back River. As such, any development of the property is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to minimize any impact the proposed improvements might have on the Bay and its tributaries. By revised comment dated June 6, 1995, DEPRM recommended removal of certain impervious surfaces on the subject site, equal to the surface area of the proposed addition. Mrs. Maranto testified that she understood the requirements being imposed upon them by DEPRM and agreed to comply fully and completely with same. Therefore, the recommendations made by DEPRM shall be imposed as a condition to the approval granted herein.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty,

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DATE 6/22/95  
BY [signature]

unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is

compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.


Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of June, 1995 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 14.5 feet in lieu of the minimum required 50 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations made by DEPRM, as set forth in their revised comments dated June 6, 1995, attached hereto and made a part hereof.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 22, 1995

(410) 887-4386

Mr. & Mrs. Salvatore Maranto  
2302 Riverview Road  
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Riverview Road, 45' E of the c/l of Back River Neck Road  
(2302 Riverview Road)  
15th Election District - 5th Councilmanic District  
Salvatore Maranto, et ux - Petitioners  
Case No. 95-367-A

Dear Mr. & Mrs. Maranto:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPM; People's Counsel

File

MICROFILMED

CRITICAL  
AREA



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

95-367-A

for the property located at

2302 Riverview Rd.

which is presently zoned

RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04 3.B.1, BCZR, TO

PERMIT A SIDE YARD SETBACK OF 14.5' IN LIEU OF THE REQUIRED 50' FOR AN ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

2302 Riverview Rd. 687-0967  
Address Phone No

Baltimore MD 21221  
City State Zipcode

Name, Address and phone number of representative to be contacted

MR. MARANTO  
Name

SAME  
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Date

By

REVIEWED BY

DATE

4-19-95

ESTIMATED POSTING DATE:

4/30

Printed with Soybean Ink  
on Recycled Paper

ITEM #:

367

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2302 Riverview Rd.  
address  
Baltimore M.D. 21221  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The reason for request for granting  
administrative variance is the set back  
requirements on side of property.  
The addition is much needed for  
bedroom space.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Salvatore C. Maranto  
(signature)  
Salvatore C Maranto  
(type or print name)



Mrs. Charlotte Maranto  
(signature)  
MRS. CHARLOTTE MARANTO  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

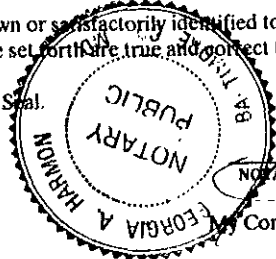
I HEREBY CERTIFY, this 4 day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

The above mentioned

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4-4-95  
date



Georgia A. Harmon  
NOTARY PUBLIC

Commission Expires: 1-1-97

95-367-A

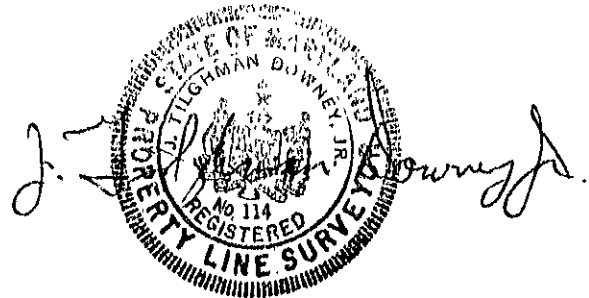


200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland 21286  
(410) 828-9060

April 17, 1995.

ZONING DESCRIPTION FOR #2302 RIVERVIEW ROAD, 15 Election District  
5th Councilmanic District.

Beginning at a point on the south side of Riverview Road which is 30 feet wide at a distance of 45 feet more or less, East of the centerline of Back River Neck Road, which is 30 feet wide. Being Lot #17, in the subdivision of "Holly Farm Beach" as recorded in Baltimore County Plat Book #10, folio #2, containing 14,400 sq.ft. or 0.331 Acre more or less.



367



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

95-367-A

District 15th Date of Posting 4/24/95

Posted for: Variance

Petitioner: Salvatore & Charlotte Maron to

Location of property: 7302 Riverview Rd, S/S

Location of Signs: Facing roadway, on property being zoned

Remarks: \_\_\_\_\_

Posted by M. Healy Date of return: 5/5/95

Signature

Number of Signs: 1

MICROFILMED



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

95-367-17

District 15th Date of Posting 6/4/95  
Posted for: Variance  
Petitioner: Salvatore & Charlotte Maranto  
Location of property: 2302 River View Rd, S/S  
Location of Signs: Facing roadway, on property being zoned  
Remarks: \_\_\_\_\_  
Posted by [Signature] Date of return: 6/9/95  
Number of Signs: 1



### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-367-A  
(Item 367)  
2302 Riverview Road  
S/S Riverview Road, 45' E  
of/ Back River Neck Road  
15th Election District  
5th Councilmanic  
Legal Owner(s):

Salvatore Maranto and  
Charlotte Maranto  
Hearing: Tuesday  
June 20, 1995 at 9:30  
a.m. in Rm 118, Old  
Courthouse.

Variance to permit a side  
yard setback of 14.5 feet in lieu  
of the required 50 feet for an ad-  
dition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3391.  
6/029 June 1.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/1, 1995

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on 6/1, 1995

THE JEFFERSONIAN,

*A. H. Henrichson*

LEGAL AD. - TOWSON

~~Resubmission~~



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

367

receipt

95-367-A

Account: R-001-6150

Number

JLW

Date

4-19-95

SALVATORE MARANO \_\_\_\_\_ 2302 RIVERVIEW RD.

Admin. Var. (010) \_\_\_\_\_

50.00

Postwork (080) \_\_\_\_\_

35.00

85.00

CRITICAL  
AREA

Michael Smith

03A03#0008MICHRC

\$85.00

BA C002:17PM04-19-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

003665

DATE 6/6/95 ACCOUNT R001-6150

AMOUNT \$ 35.00

RECEIVED FROM: Salvatore Maranto

FOR: Repasting 95-367

STATE OF MARYLAND  
BALTIMORE COUNTY  
OFFICE OF FINANCE - REVENUE DIVISION  
RECEIVED 6/6/95

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES (410) 887-3353

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 367

Petitioner: SALVATORE MARANTO

Location: 2302 RIVERVIEW RD. BALD., Md. 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: \_\_\_\_\_

ADDRESS: SAME

PHONE NUMBER: 687-0967

MICROFILMED  
AD: ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY  
June 1, 1995 Issue - Jeffersonian

Please forward billing to:

Salvatore and Charlotte Maranto  
2302 Riverview Road  
Baltimore, MD 21221  
687-0967

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-367-A (Item 367)  
2302 Riverview Road  
S/S Riverview Road, 45' E of c/l Back River Neck Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Salvatore Maranto and Charlotte Maranto  
HEARING: TUESDAY, JUNE 20, 1995 at 9:30 a.m. in Room 118, Old Courthouse.

Variance to permit a side yard setback of 14.5 feet in lieu of the required 50 feet for an addition.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 28, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-367-A (Item 367)  
2302 Riverview Road  
S/S Riverview Road, 45' E of c/l Back River Neck Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Salvatore Maranto and Charlotte Maranto

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 30, 1995. The closing date (May 15, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Salvatore and Charlotte Maranto





Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 11, 1995

Mr. and Mrs. Salvatore Maranto  
2302 Riverview Road  
Baltimore, Maryland 21221

RE: Item No.: 367  
Case No.: 95-367-A  
Petitioner: S. Maranto, et ux

Dear Mr. and Mrs. Maranto:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 19, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
May 11, 1995

FROM: J. Lawrence Pilson JLP  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #367 - Maranto Property  
2302 Riverview Road  
Zoning Advisory Committee Meeting of May 1, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Any redevelopment of the site must comply with Chesapeake Bay Critical Area Regulations by meeting the following conditions:

1. If permitted development on a property currently exceeds 25% impervious surface limit, that percentage may be maintained during redevelopment of the property. Existing impervious surface on site is over 50%. An amount of impervious surface area equal to the area of the proposed addition must be removed to meet this requirement; or a variance must be approved prior to building permit approval.
2. New downspouts on the proposed addition must be directed to flow across grass.

Ground Water Management

The improved lot is served by a well and septic. A site inspection was made on May 2, at which time it was found that the existing house has 1 bedroom. The garage has been converted into a family room with plumbing provided.

Septic tank cleanouts are visible to grade. Drainage system is unknown.

Prior to approval for any addition involving a bedroom, soils evaluations will have to be done to demonstrate if the septic system can be expanded.

JLP:TJL:TE:sp

c: M/M Salvatore Maranto  
2302 Riverview Road  
Baltimore, Maryland 21221

MARANTO/DEPRM/TXTSBP

MICROFILM

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 4, 1995

SUBJECT: Variance Requests

INFORMATION:

Item Numbers: 362, 363, 364, 367, 372, 374, 380 and 383.

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the requested Variances, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variances.

Prepared by:

*Jeffrey M. Long*

Division Chief:

*Gary L. Kerns*

PK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary

Hal Kassoff  
Administrator

5-2-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 367 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for* Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP 1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 1, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 364, 365, 366, 367, 369, 370, 371, 372, 373, 374, 375, 376 and 377.

**RECEIVED**  
MAY 8 1995  
**ZADM**

REVIEWER: LT. ROBERT F. BAUERWALD  
Fire Marshal Office, PHONE 887-4881. RF-110CF

cc: File



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: May 8, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 8, 1995  
Items 362, 363, 364, 366, 367, 369, 372, 373, 374 and 375 and Case No. 95-308-X

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director June 6, 1995  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #367 - Maranto Property - REVISED  
2302 Riverview Road  
Zoning Advisory Committee Meeting of May 1, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

To meet the Chesapeake Bay Critical Area Regulations, the owners and EIR staff person have agreed to remove an amount of impervious surface equal to the proposed 480 square foot addition as shown by hatch marks on the attached plan and as calculated below:

|                   |                      |                 |
|-------------------|----------------------|-----------------|
| brick parking pad | 16'x20'              | 320 square feet |
| red walk          | 3'x21' = 63'         |                 |
|                   | 3'x8.5' = 26'        |                 |
|                   | 4'x2.5' = <u>10'</u> |                 |
|                   |                      | 100             |
| concrete step     |                      | 10              |
| concrete block    |                      | 20              |
| concrete walk     |                      | <u>30</u>       |
|                   |                      | 480 square feet |

New downspouts on the proposed addition will be directed to flow across grassed surface.

Ground Water Management

Comments dated 5/11/95 still apply to this petition.

JLP:TJL:TE:sp

c: Mr. Mrs. Salvatore Maranto  
2302 Riverview Road  
Baltimore, Maryland 21221

MARANTO/DEPRM/TXTSBP

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 19, 1995

Salvatore and Charlotte Maranto  
2302 Riverview Road  
Baltimore, Maryland 21221

Re: CASE NUMBER: 95-367-A (Item 367)  
2302 Riverview Road  
S/S Riverview Road, 45' E of c/l Back River Neck Road  
15th Election District - 5th Councilmanic

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter should be set in for public hearing. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary that we repost the property and run notice of the hearing in a newspaper of general circulation.

The reposting charge in the amount of \$35.00 is now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

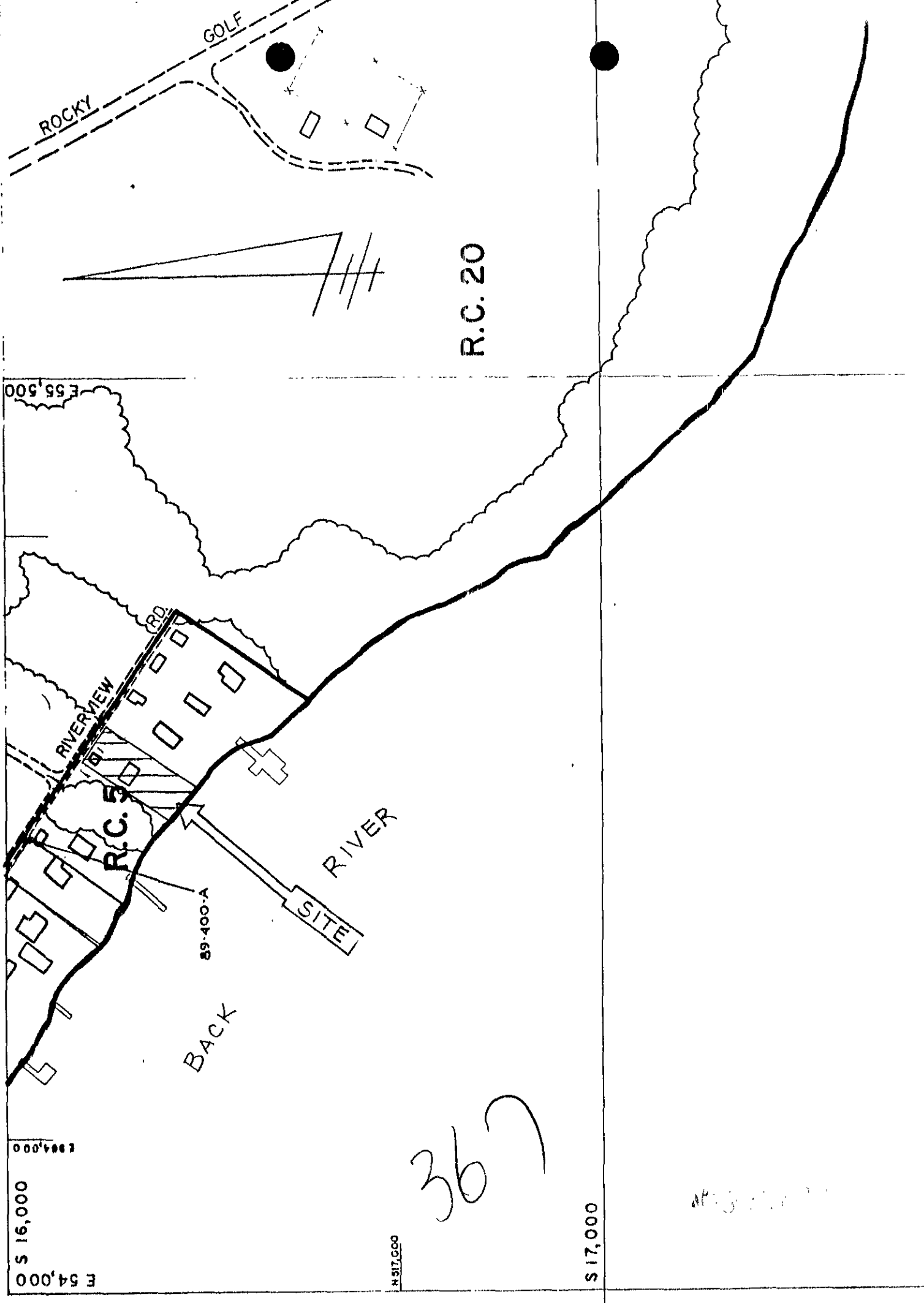
AJ:ggs





Set in for Kaung,  
No real statement  
of practical difficulty,  
also. Pepin has  
concerns, where will  
the litters remove  
impermeable surface  
to compensate for  
addition?

Yes



95-367-A

**M&H** DEVELOPMENT  
ENGINEERS, INC.

200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland  
410.286.0000

SCALE

1" = 200'

DATE OF  
PHOTO-  
GRAPHY

1986

LOCATION

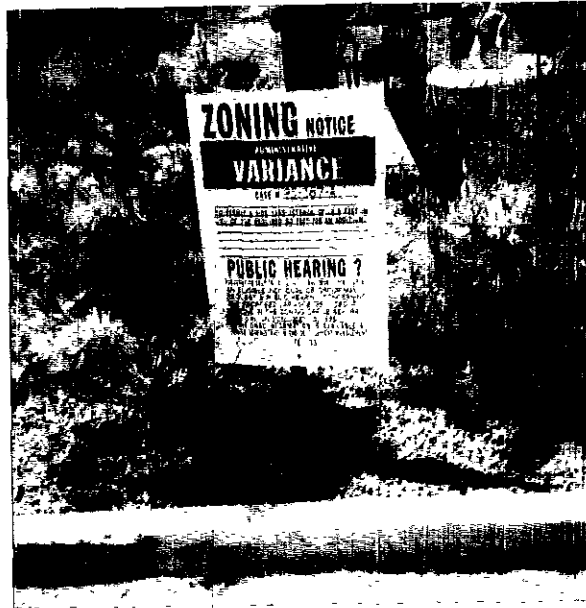
WILDWOOD BEACH

SHEET

S.E.

5 - J

95-367-A



367





**PETITION PROBLEMS  
AGENDA OF MAY 1, 1995**

**#363 --- RT**

1. No signature for contract purchaser.

**#366 --- MJK**

1. Need authorization for person signing for legal owner.
2. Need authorization for person signing for contract purchaser.
3. Why isn't "Franklin Avenue" (property location) mentioned in the description?

**#367 --- JCM**

1. Folder not marked critical.

**#372 --- RT**

1. Only one legal owner signature on back of petition form.

**#376 --- RT**

1. Folder not marked critical.

**#377 --- RT**

1. Folder not marked critical.





IN RE: PETITION FOR ADMIN. VARIANCE  
S/S Riverview Road, 45' E of  
the c/l of Back River Neck Road  
(2302 Riverview Road)  
15th Election District  
5th Councilmanic District  
Salvatore Maranto, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-367-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property, known as 2302 Riverview Road, located in the vicinity of Wildwood Beach in Essex. The Petition was filed by the owners of the property, Salvatore and Charlotte Maranto, through the Administrative Variance process. However, upon initial review of the request by this Office, the Zoning Commissioner deemed it necessary to hold a public hearing to determine the appropriateness of the relief sought. The Petitioners seek relief from Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 14.5 feet in lieu of the minimum required 50 feet for a proposed addition to the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite hearing in support of the Petition was Charlotte Maranto, property owner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .33 acres, more or less, zoned R.C. 5 and is improved with a one-story brick rancher and a detached garage with an attached carport and brick-paved driveway. The Petitioners propose to construct a one-story addition onto the existing dwelling to provide more living space for their

family. Due to the size of the lot and the location of existing improvements thereon, the relief requested is necessary in order to proceed. Mrs. Maranto testified that they have spoken with their neighbors about the proposed improvements and that no one has any objections. It was also noted that this property is a waterfront lot located on Back River. As such, any development of the property is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to minimize any impact the proposed improvements might have on the Bay and its tributaries. By revised comment dated June 6, 1995, DEPRM recommended removal of certain impervious surfaces on the subject site, equal to the surface area of the proposed addition. Mrs. Maranto testified that she understood the requirements being imposed upon them by DEPRM and agreed to comply fully and completely with same. Therefore, the recommendations made by DEPRM shall be imposed as a condition to the approval granted herein.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty,

- 2 -

unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is

- 3 -

compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of June, 1995 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 14.5 feet in lieu of the minimum required 50 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations made by DEPRM, as set forth in their revised comments dated June 6, 1995, attached hereto and made a part hereof.

TMK:bjs

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

- 4 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 22, 1995

(410) 887-4386

Mr. & Mrs. Salvatore Maranto  
2302 Riverview Road  
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Riverview Road, 45' E of the c/l of Back River Neck Road  
(2302 Riverview Road)  
15th Election District - 5th Councilmanic District  
Salvatore Maranto, et ux - Petitioners  
Case No. 95-367-A

Dear Mr. & Mrs. Maranto:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, MD. 21401

DEPRM; People's Counsel

File

### CRITICAL AREA Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 2302 Riverview Rd. which is presently zoned R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.; B.C.Z.R. TO  
PERMIT A SIDE YARD SETBACK OF 14.5' IN LIEU OF THE REQUIRED 50' FOR AN ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

|                           |                               |
|---------------------------|-------------------------------|
| Contract Purchaser/Leasee | Legal Owner(s)                |
| Type or Print Name        | <i>Mr. Salvatore Maranto</i>  |
| Signature                 | <i>Salvatore Maranto</i>      |
| Address                   | <i>Mrs. Charlotte Maranto</i> |
| City                      | <i>Charlotte Maranto</i>      |
| Attorney for Petitioner   |                               |
| Type or Print Name        |                               |
| Signature                 |                               |
| Address                   |                               |
| City                      |                               |
| State                     |                               |
| Zip                       |                               |
| Phone No.                 |                               |
| Business                  |                               |
| Home                      |                               |
| Mobile                    |                               |
| Other                     |                               |
| Signature                 |                               |
| Address                   |                               |
| City                      |                               |
| State                     |                               |
| Zip                       |                               |
| Phone No.                 |                               |
| Business                  |                               |
| Home                      |                               |
| Mobile                    |                               |
| Other                     |                               |
| Signature                 |                               |
| Address                   |                               |
| City                      |                               |
| State                     |                               |
| Zip                       |                               |
| Phone No.                 |                               |
| Business                  |                               |
| Home                      |                               |
| Mobile                    |                               |
| Other                     |                               |

ORDER RECEIVED FOR FILING  
Date 6/22/95  
By [Signature]

Public Hearing notice has been posted and/or filed to be required. It is ordered by the Zoning Commissioner of Baltimore County, this 22<sup>nd</sup> day of June, 1995, that the notice of the public hearing be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in the newspapers of general circulation throughout Baltimore County, and that the property be reposted.

ADVISED 4-19-95  
ESTIMATED POSTING DATE 4/30  
PRINTED WITH BUSINESS INK  
ITEM # 367

### Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/are presently reside at 2302 Riverview Rd.  
Baltimore MD 21221

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

The reason for request for granting administrative variance is the set back requirements on side of property.  
The addition is much needed for bedroom space.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

*Salvatore Maranto*  
*Charlotte Maranto*  
*Salvatore Maranto*  
*Charlotte Maranto*

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I, \_\_\_\_\_, being duly sworn, depose and say:

I HEREBY CERTIFY, this 4 day of June, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or known by me as such Affiant(s), and made oath in due form of law that the contents and facts hereinabove and therein set forth are true to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal, this 4th day of June, 1995.

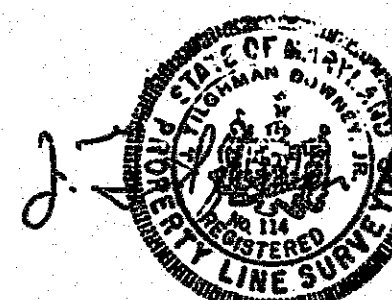
*Notary Public*  
Commission Expires 1-1-97

DEVELOPMENT  
ENGINEERS, INC.

April 17, 1995.

ZONING DESCRIPTION FOR #2302 RIVERVIEW ROAD, 15 Election District  
5th Councilmanic District.

Beginning at a point on the south side of Riverview Road which is 30 feet wide at a distance of 45 feet more or less, East of the centerline of Back River Neck Road which is 30 feet wide. Being Lot #17, in the subdivision of "Holly Farm Beach" as recorded in Baltimore County Plat Book #10, folio #2, containing 14,400 sq. ft. or 0.331 Acre more or less.



367



# CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 4/19/95  
 Posted for: Salvatore & Charlotte Maranto  
 Petitioner: Salvatore & Charlotte Maranto  
 Location of property: 2302 Riverview Rd, 5th  
 Location of Sign: Along road, on property being zoned  
 Remarks: \_\_\_\_\_  
 Posted by: M. J. J. Date of return: 5/2/95  
 Number of Signs: 1

**NOTICE OF HEARING**  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
 Case: #95-367-A  
 Item 367  
 2302 Riverview Road, 45' E of c/l Back River Neck Road  
 15th Election District  
 5th Councilmanic  
 Legal Owner(s): Salvatore Maranto and Charlotte Maranto  
 Hearing: Tuesday, June 20, 1995 at 9:30 a.m. in Room 118, Old Courthouse.  
 Variance to permit a side yard setback of 14.5 feet in lieu of the required 50 feet for an addition.  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner for Baltimore County  
 NOTES: (1) Hearings are handicapped accessible. For special accommodations please call 887-3353.  
 (2) For information concerning the file and/or hearing, please call 887-3391.  
 5/20/95 June 1

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/11, 1995  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/11, 1995

THE JEFFERSONIAN,  
A. Henrichsen  
 LEGAL AD. - TOWSON  
 Publisher

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE, REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 003605  
 DATE 6/6/95 ACCOUNT R001-6150  
 AMOUNT \$ 35.00  
 RECEIVED FROM Salvatore Maranto  
 FOR Reposting 95-367  
 \$35.00  
 VALIDATION OR SIGNATURE OF CASHIER

# CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 4/14/95  
 Posted for: Salvatore & Charlotte Maranto  
 Petitioner: Salvatore & Charlotte Maranto  
 Location of property: 2302 Riverview Rd, 5th  
 Location of Sign: Along road, on property being zoned  
 Remarks: \_\_\_\_\_  
 Posted by: M. J. J. Date of return: 6/2/95  
 Number of Signs: 1

**receipt**  
 95-367-A  
 Account: R0016150  
 Number: 367  
 Date: 4-14-95  
 SALVATORE MARANTO  
 2302 RIVERVIEW RD  
 ADMIN. VAR. (010) \_\_\_\_\_  
 POSTING (080) \_\_\_\_\_  
 50.00  
 35.00  
 85.00  
**CRITICAL AREA**  
 Please Make Checks Payable To: Baltimore County  
 Cashier Validation

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management

111 West Chesapeake Avenue  
 Towson, MD 21204 (410) 887-3353  
 ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

## PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Bel Jahn  
 ARNOLD JABON, DIRECTOR

For newspaper advertising:

Item No.: 367  
 Petitioner: SALVATORE MARANTO  
 Location: 2302 RIVERVIEW RD, BALD, MD 21221  
 PLEASE FORWARD ADVERTISING BILL TO:  
 NAME: \_\_\_\_\_  
 ADDRESS: SHAME  
 PHONE NUMBER: 687-0967

AJ:ggg

(Revised 04/09/93)

TO: PUTNEY PUBLISHING COMPANY  
 June 1, 1995 Issue - Jeffersonian

Please forward billing to:

Salvatore and Charlotte Maranto  
 2302 Riverview Road  
 Baltimore, MD 21221  
 687-0967

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-367-A (Item 367)  
 2302 Riverview Road  
 S/S Riverview Road, 45' E of c/l Back River Neck Road  
 15th Election District - 5th Councilmanic  
 Legal Owner(s): Salvatore Maranto and Charlotte Maranto  
 HEARING: TUESDAY, JUNE 20, 1995 at 9:30 a.m. in Room 118, Old Courthouse.  
 Variance to permit a side yard setback of 14.5 feet in lieu of the required 50 feet for an addition.

LAWRENCE E. SCHMIDT  
 ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
 (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management

111 West Chesapeake Avenue  
 Towson, MD 21204

(410) 887-3353

May 24, 1995

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-367-A (Item 367)  
 2302 Riverview Road  
 S/S Riverview Road, 45' E of c/l Back River Neck Road  
 15th Election District - 5th Councilmanic  
 Legal Owner(s): Salvatore Maranto and Charlotte Maranto  
 HEARING: TUESDAY, JUNE 20, 1995 at 9:30 a.m. in Room 118, Old Courthouse.

Variance to permit a side yard setback of 14.5 feet in lieu of the required 50 feet for an addition.

Bel Jahn  
 Arnold Jablon  
 Director

cc: Salvatore and Charlotte Maranto

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
 (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
 (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management

111 West Chesapeake Avenue  
 Towson, MD 21204

(410) 887-3353

April 28, 1995

## NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-367-A (Item 367)  
 2302 Riverview Road  
 S/S Riverview Road, 45' E of c/l Back River Neck Road  
 15th Election District - 5th Councilmanic  
 Legal Owner(s): Salvatore Maranto and Charlotte Maranto

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 30, 1995. The closing date (May 15, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Bel Jahn  
 Arnold Jablon  
 Director

cc: Salvatore and Charlotte Maranto

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management

111 West Chesapeake Avenue  
 Towson, MD 21204

(410) 887-3353

May 11, 1995

Mr. and Mrs. Salvatore Maranto  
 2302 Riverview Road  
 Baltimore, Maryland 21221

RE: Item No.: 367  
 Case No.: 95-367-A  
 Petitioner: S. Maranto, et ux

Dear Mr. and Mrs. Maranto:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 19, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.  
 W. Carl Richards, Jr.  
 Zoning Supervisor

WCR/jw  
 Attachment(s)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management May 11, 1995

FROM: J. Lawrence Pilson, DEP  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #367 - Maranto Property  
2302 Riverview Road  
Zoning Advisory Committee Meeting of May 1, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Any redevelopment of the site must comply with Chesapeake Bay Critical Area Regulations by meeting the following conditions:

1. If permitted development on a property currently exceeds 25% impervious surface limit, that percentage may be maintained during redevelopment of the property. Existing impervious surface on site is over 50%. An amount of impervious surface area equal to the area of the proposed addition must be removed to meet this requirement; or a variance must be approved prior to building permit approval.
2. New downspouts on the proposed addition must be directed to flow across grass.

Ground Water Management

The improved lot is served by a well and septic. A site inspection was made on May 2, at which time it was found that the existing house has 1 bedroom. The garage has been converted into a family room with plumbing provided.

Septic tank cleanouts are visible to grade. Drainage system is unknown.

Prior to approval for any addition involving a bedroom, soils evaluations will have to be done to demonstrate if the septic system can be expanded.

JLP:TJL:TE:sp

c: M/M Salvatore Maranto  
2302 Riverview Road  
Baltimore, Maryland 21221

MARANTO/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 4, 1995

SUBJECT: Variance Requests

INFORMATION:

Item Numbers: 362, 363, 364, 367, 372, 374, 380 and 383.

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the requested Variances, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variances.

Prepared by: *Jeffrey M. Day*

Division Chief: *Carol L. Kiser*

PK/JL

ITEM362/PZONE/ZAC1



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

5-2-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No: 367 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1109

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 1, 1995.

Item No: SEE BELOW

Zoning Agenda:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

9. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 364, 365, 366, 367, 368, 370, 371, 372, 373, 374, 375, 376 and 377.

RECEIVED  
MAY 8 1995  
ZADM

REVIEWER: LT. ROBERT P. SVERWALD  
Fire Marshal's Office, PHONE 887-4651, ME-1109F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 8, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 8, 1995  
Items 362, 363, 364, 366, 367, 369, 372, 373, 374 and 375 and Case No. 95-308-X

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:ew

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director June 6, 1995  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson, DEP  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #367 - Maranto Property REVISED  
2302 Riverview Road  
Zoning Advisory Committee Meeting of May 1, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

To meet the Chesapeake Bay Critical Area Regulations, the owners and EIR staff person have agreed to remove an amount of impervious surface equal to the proposed 480 square foot addition as shown by hatch marks on the attached plan and as calculated below:

|                           |                 |
|---------------------------|-----------------|
| brick parking pad 16'x20' | 320 square feet |
| red walk                  |                 |
| 3'x21' = 63'              |                 |
| 3'x8.5' = 26'             |                 |
| 4'x2.5' = 10'             |                 |
| concrete step             | 100             |
| concrete block            | 10              |
| concrete walk             | 20              |
|                           | 30              |
|                           | 480 square feet |

New downspouts on the proposed addition will be directed to flow across grassed surface.

Ground Water Management

Comments dated 5/11/95 still apply to this petition.

JLP:TJL:TE:sp

c: Mr. Mrs. Salvatore Maranto  
2302 Riverview Road  
Baltimore, Maryland 21221

MARANTO/DEPRM/TXTSBP

DEPRM RECEIVED MAY 11 1995

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 19, 1995

Salvatore and Charlotte Maranto  
2302 Riverview Road  
Baltimore, Maryland 21221

Re: CASE NUMBER: 95-367-A (Item 367)  
2302 Riverview Road  
S/S Riverview Road, 45' E of c/l Back River Neck Road  
15th Election District - 5th Councilmanic

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter should be set in for public hearing. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary that we repost the property and run notice of the hearing in a newspaper of general circulation.

The reposting charge in the amount of \$35.00 is now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

If you have any questions concerning this letter, you may contact Owen Stephens at 887-3391.

*Arnold Jablon*

ARNOLD JABLON, DIRECTOR

AJ:ggs

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on Recycled Paper

PETITION PROBLEMS  
AGENDA OF MAY 1, 1995

#363 — RT

1. No signature for contract purchaser.

#366 — MJK

1. Need authorization for person signing for legal owner.
2. Need authorization for person signing for contract purchaser.
3. Why isn't "Franklin Avenue" (property location) mentioned in the description?

#367 — JCM

1. Folder not marked critical.

#372 — RT

1. Only one legal owner signature on back of petition form.

#376 — RT

1. Folder not marked critical.

#377 — RT

1. Folder not marked critical.



Set in for hearing,  
No real statement  
of practical difficulty,  
also Rep. has  
concerns, where will  
the litterbox remove  
unpaved surface  
to cooperate for  
addition?

Yes

# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS : 2302 RIVERVIEW ROAD

LOT 17 " HOLLY FARM BEACH " P.B. 10, FOLIO 2

OWNER: SALVATORE C. & CHARLOTTE MARANTO

TAX ACCOUNT #: 1519074420

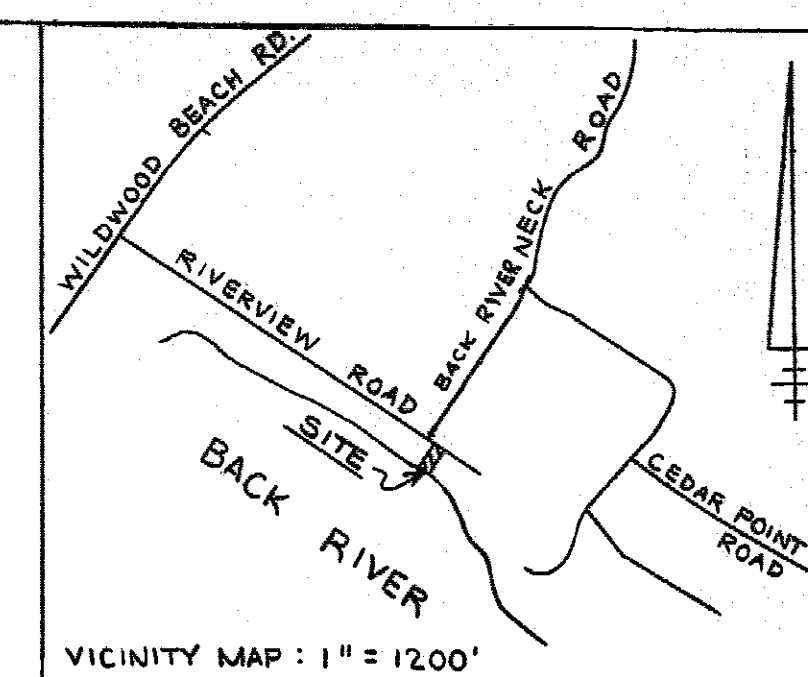
DEED: 8803 - 666

BALTIMORE COUNTY, MD.

SCALE: 1" = 30' MARCH 24, 1995

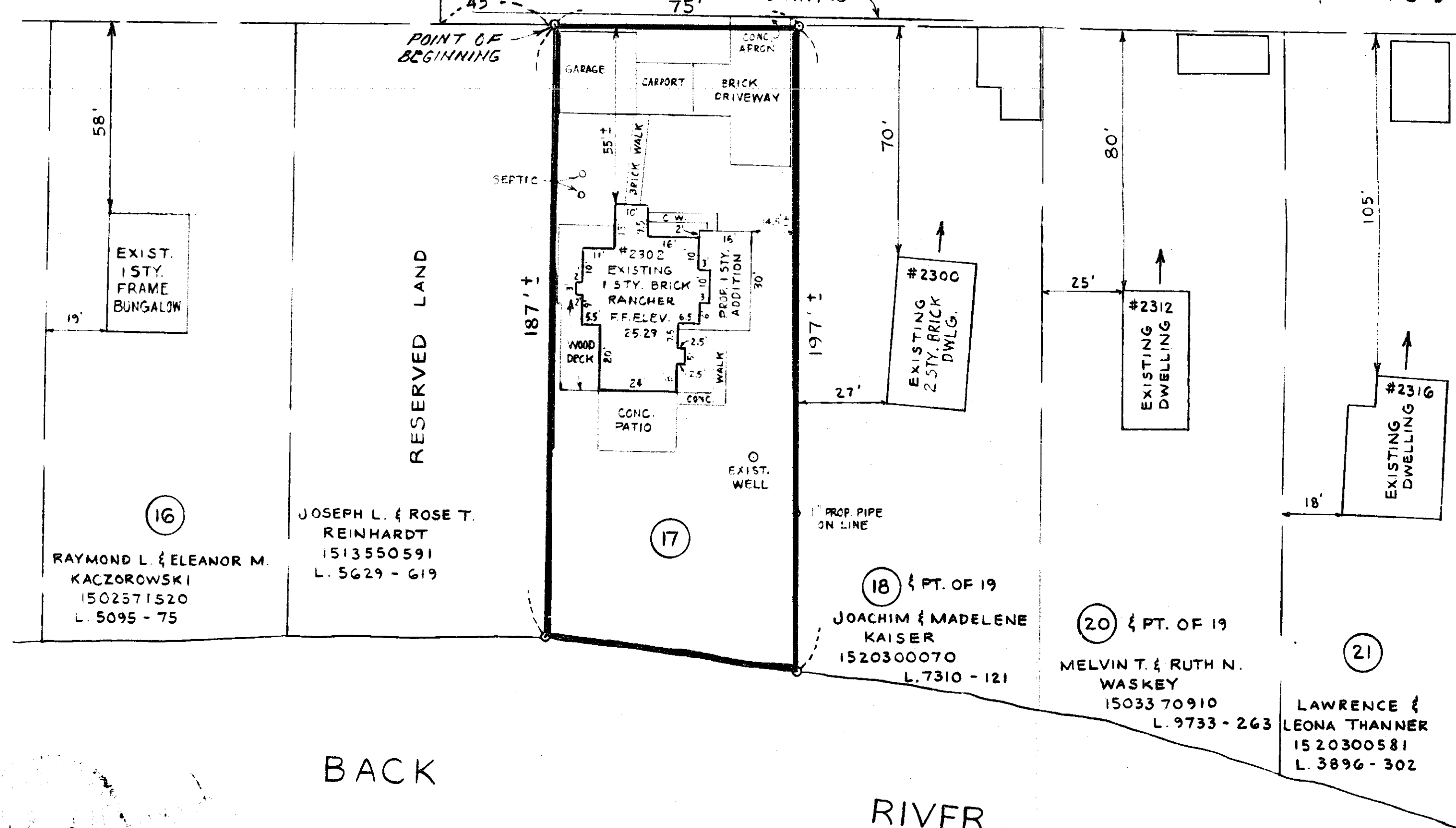
367

95-367-A



RIVERVIEW ROAD

RC-20 RC-5 ZONING LINE RC-20 RC-5

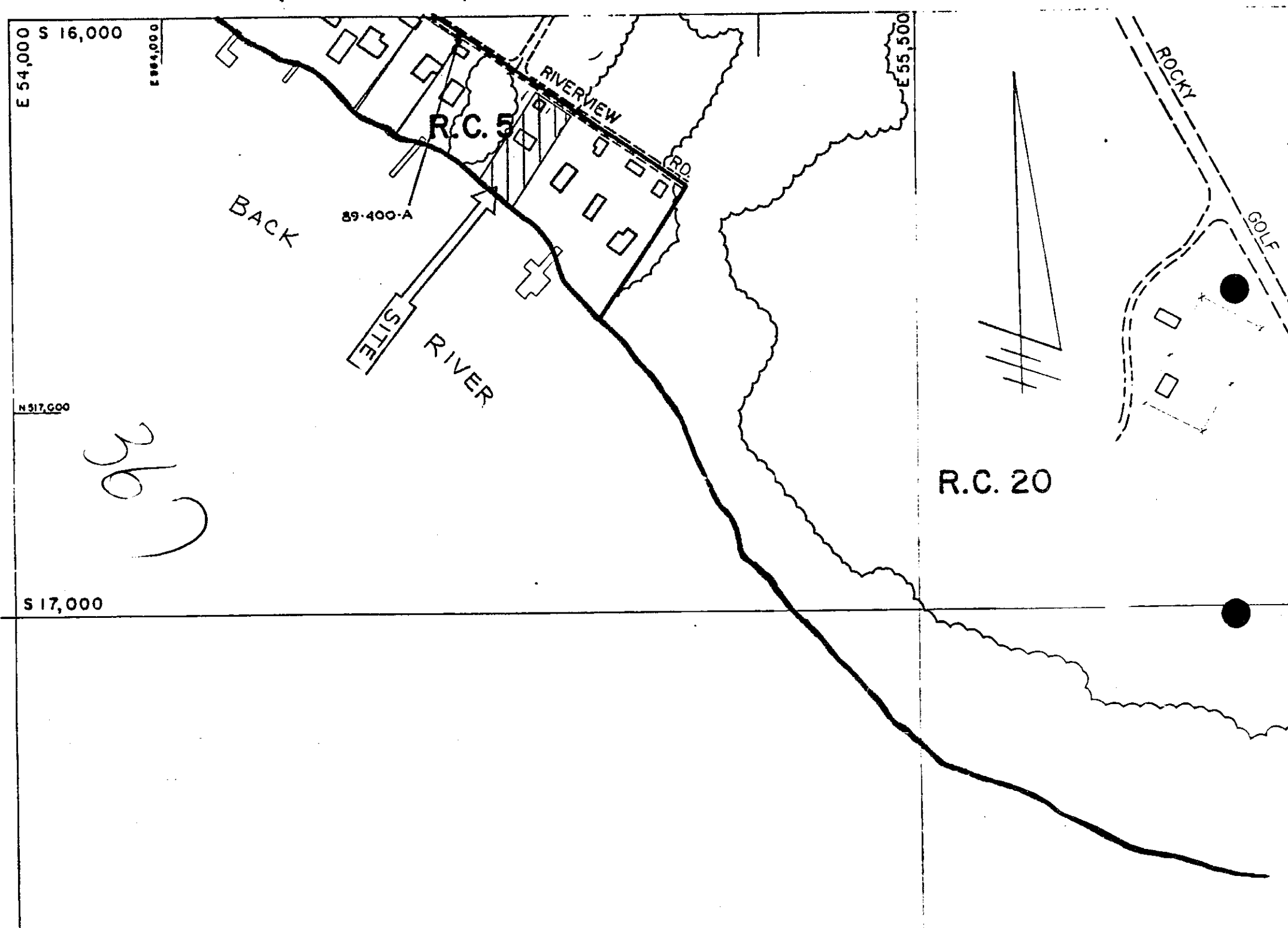


## LOCATION INFORMATION

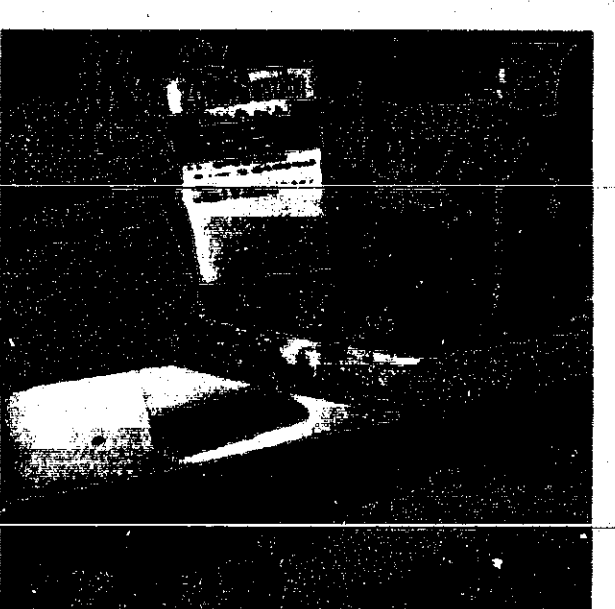
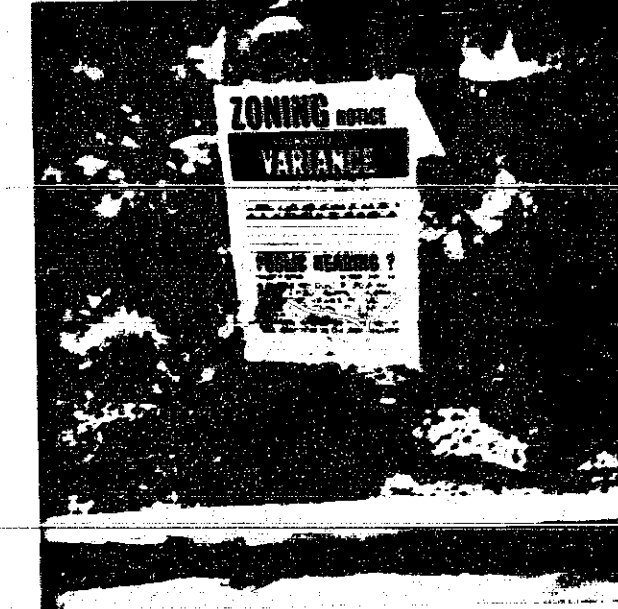
COUNCILMANIC DISTRICT: 5  
ELECTION DISTRICT: 15  
1" = 200' SCALE MAP #: S E 5 U  
ZONING: R.C. 5  
LOT SIZE: .33 ACREAGE 14,400 SQUARE FEET  
SEWER: PRIVATE  
WATER: PRIVATE  
CHESAPEAKE BAY CRITICAL AREA: YES  
PRIOR ZONING HEARINGS: NONE

PETITIONER'S  
EXHIBIT 1

| ZONING OFFICE USE ONLY! |         |            |
|-------------------------|---------|------------|
| REVIEWED BY:            | ITEM #: | CASE #:    |
|                         |         | #95 - 7631 |



DEVELOPMENT  
ENGINEERS, INC.  
200 East Joppa Road  
Room 101 Shaw Building  
Joppatowne, Maryland  
(410) 795-0100



367

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